

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Mandapeta Municipality – Change of land use from Park and Play Ground use to Residential use in R.S.No.571/6 to an extent of 5503.92 Sq.mts applied by Smt. Marina Narayanamma and others, Mandapeta – Draft Variation Confirmation – Orders – Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 25

Dated: 05-02-2016
Read the following:-

1. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.10797/ 2013/R, Dated:17.02.2014.
 2. Government Memo No.4513/H1/2014, MA&UD (H1) Department, Dated:05.09.2014.
 3. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.10797/ 2013/R1, Dated:31.12.2014.
 4. Government Memo.No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
 5. Government Memo No.4513/H1/2014, MA&UD (H1) Department, Dated:04.03.2015.
 6. Andhra Pradesh Gazette No.65, Dated:13.03.2015.
 7. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.10797/ 2013/R1, Dated:10.06.2015.
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ORDER:

The draft variation to the land envisaged in Mandapeta General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.65, Dt:13.03.2015. The Director of Town & Country Planning, Guntur in the reference 3rd read above has informed that, the applicant has paid an amount of Rs.22,016/- towards development / conversion charges. In the reference 7th read above the Director of Town and Country Planning, Andhra Pradesh, Guntur has informed that, the Commissioner, Mandapeta Municipality, East Godavari District has published the draft variation notification in two daily Newspapers one in Telugu Newspaper another in English Newspaper. Upon publication, an objection was received by the Mandapeta Municipality from Sri Gadu Satyanarayana on 28.03.2015. Subsequently the applicant vide his letter dt:09.04.2015 has withdrawn the objection/suggestion earlier submitted by him, as he has got full clarification and information about the site. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,
Hyderabad.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Commissioner, Mandapeta Municipality, East Godavari District.

(P.T.O.)

Copy to:

The individual through the Municipal Commissioner, Mandapeta Municipality, East Godavari District.

The District Collector, East Godavari District.
SF/SC.

// FORWARDED : BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in Mandapeta General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.481 MA., dated: 19.09.2000, proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in Golla Puntha Road, Sy. Ward No.571/6 of Mandapeta, the boundaries of which shown in the schedule hereunder and which is earmarked for Parks and Play Grounds use in the General Town Planning Scheme (Master plan) of Mandapeta sanctioned in G.O.Ms.No.481 MA., dt.19.09.2000 is now designated for Residential use by variation of change of land use, based on the Council Resolution No.47, dated:15.06.2013 as marked "A to H" in the revised part proposed land use map bearing GTP No.40/2014/R available in the Municipal Office, Mandapeta town, **subject to the following conditions that:**

1. The applicant shall handover the area affected in Puntha road widening to an extent of 188.28 sqm., to Municipality at free of cost through gift deed.
2. The applicant shall obtain prior technical clearance from competent authority before commencing the developmental activity at the site under reference.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.

7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Land of Sri V. Subba Rao & Sri N. Manik
East	:	Land of Sri R. Veeraju & Sri V. Pattabi
South	:	Existing 7.89 M to 16.31 M Road to proposed to be widened to 18.29 M
West	:	Land of Sri P. Surya Rao & Sri M. Bullabi

**R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER